



# Town Council Agenda Report

**SUBJECT:** Site Plan

Application No. and Location: SP 6-1-99 1305 SW 101 Road

**TITLE OF AGENDA ITEM:** Creative Child Care

**REPORT IN BRIEF:** The site plan proposes a single story preschool / daycare facility within the Nobhill Village Master Plan composed of 3.8 acres. Construction will be phased in to two parts, with phase II following approximately 4 months behind phase I. The buildings frontage will face Nobhill Road to the east. Building materials and colors will match the surrounding structures.

**DISCUSSION:** The will be approximately 24' in height to the top of the tallest parapet. The building's front will face Nob Hill Road to the east and incorporate a covered drop off with barrel tile roofing material, bi-color window awnings, and decorative inset wall medallions. The facades will have a light beige base color with dark beige bands on the lower portion of the walls and columns.

**CONCURRENCES:** (concerns and/or opinions of affected departments, Committees, Boards or Council)  
The development review committee has reviewed the site plan for consistency with applicable codes. All remaining outstanding items are enumerated as conditions subject to.

**PLANNING AND ZONING DIVISION RECOMMENDATION:** Motion to approve subject to the following:

1. Providing sod or seed on the phase II building lot until construction may begin.
2. Subject to the following building department comments:
  - a. Providing 6' double doors at the ends of the interior 6' covered walks.
  - b. Identifying the handicap and janitorial restrooms on the floor plan.
  - c. Identifying a secondary means of egress for all classrooms.
3. Providing a delegation request to amend the non-vehicular access line on the plat to allow an additional egress only opening on the southeast corner of the property.

**FISCAL IMPACT:** not applicable

**RECOMMENDATION(S):**

Motion to approve the site plan subject to the planning report.

**Attachment(s):** Planning report, Application, Landuse map, Subject site map, Aerial

**TOWN OF DAVIE  
PLANNING AND ZONING DIVISION  
PLANNING REPORT**

**SITE PLAN:** Creative Child Care  
SP 6-1-99

**APPLICANT:** **Petitioner:** Synalovski Gutierrez Architects, Inc.  
**Owner:** EDJ Enterprises, Inc.

**ANALYSIS:** **Land Use/Zoning:** Commercial B-3  
**Location:** 1305 SW 101 Rd.

The applicant requests approval of a 16,518 square foot preschool/daycare facility, associated parking and landscaping. The subject site is located on the southwest corner of State Road 84 and Nob Hill Road within the Nob Hill Village Master Plan. The owner has proposed a master plan development in conjunction with the existing Imperial Lighting site composed of 2.6 acres to the north and a future expansion site of 1.2 acres to the west. The two combined sites will comply with the current zoning codes including the required 30% open space for the entire 3.830 acres.

The single story building will be approximately 24' in height to the top of the tallest parapet. The building's front will face Nob Hill Road to the east and incorporate a covered drop off with barrel tile roofing material, bi-color window awnings, and decorative inset wall medallions. The facades will have a light beige base color with dark beige bands on the lower portion of the walls and columns.

Construction will be phased between the east and west portions of the building. Phase II, on the west, will follow Phase I construction, on the east, by approximately four months.

The site requires 78 parking spaces with 59 provided. A variance requesting a reduction in required parking is currently under consideration.

The landscape plan proposes Live Oak and Mahogany on the perimeters along with Cassia's, Ligustrum trees, Wax Myrtle, and Cocoplum shrubs. The interior provides for Pongam, Green Buttonwood, Cassia, Gumbo Limbo, and a variety of shrubs and ground cover. Adjacent to the building are accent type shrubs, groundcover, and Alexander palms accenting the Porte cochere's at the front and rear. All existing trees in good health with the exception of exotics will remain or be relocated on site.

The site plan is in conformance with Town Code requirements.

**PLANNING AND ZONING DIVISION RECOMMENDATION:** **APPROVAL** subject to the following:

1. Providing sod or seed on the phase II building lot until construction may begin.
2. Subject to the following building department comments:

- a. Providing 6' double doors at the ends of the interior 6' covered walks.
  - b. Identifying the handicap and janitorial restrooms on the floor plan.
  - c. Identifying a secondary means of egress for all classrooms.
3. Providing a delegation request to amend the non-vehicular access line on the plat to allow an additional egress only opening on the southeast corner of the property.

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend **APPROVAL** subject to the planning report and amending the report by adding the following item three: Subject to the approval of the parking variance and approval of the rezoning (4-0, Motion: Mr. Evans, Seconded: Mr. Arnold, Mr. Engel absent), August 10, 1999.

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

EXISTING ZONING: B-3

LAND USE DESIGNATION: COMMERCIAL

RECEIVED  
JUN 1 1999

TOWN OF DAVIE  
PLANNING & ZONING DEPARTMENT

**TOWN OF DAVIE  
SITE PLAN APPLICATION**

**TOWN OF DAVIE USE ONLY**

SITE PLAN NO. 76-1-88

FEE

\$870.36

RECEIPT NO.

7601

(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)  
Make Checks Payable to TOWN OF DAVIE

DATE FILED: June 1, 1999

NON-RESIDENTIAL: X

RESIDENTIAL SITE PLAN: \_\_\_\_\_

FLOOR AREA: 16,518 S.F.

NO. OF UNITS: 4

PETITIONER: Synalovski Gutierrez Architects, Inc.

ADDRESS: 3109 Stirling Rd., Ste. 202  
Ft. Lauderdale, FL 33312

PHONE: (954) 961-6806

RELATIONSHIP TO PROPERTY:

OWNER: EDJ Enterprises, Inc.

ADDRESS: 10081 Pines Blvd., Ste. A  
Pembroke Pines, FL 33024

PROJECT NAME/SUBDIVISION NAME: Creative Child Learning Center  
"Nob Hill Village"

PROJECT ADDRESS: 1305 SW 101 ROAD, DAVIE, FL

LEGAL DESCRIPTION: See attached legal description.

**ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING ACREAGE**

**OFFICE USE ONLY**

TREE SURVEYS \_\_\_\_\_ NUMBER OF PLATS \_\_\_\_\_ NUMBER OF SURVEYS \_\_\_\_\_

APPROVE AS TO FORM: Jat DATE: 6/1/99

DEVELOPMENT REVIEW COMMITTEE DATE: 6/22/99

SITE PLAN COMMITTEE MEETING DATE: 8/10/99

TOWN COUNCIL MEETING DATE: \_\_\_\_\_

E.D.J. ENTERPRISES INC.  
OWNER'S NAME(S)  
[Signature] Exec. Dir.  
OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)  
10081 Pines Blvd., Ste. A  
ADDRESS  
Pembroke Pines, FL 33024  
CITY, STATE, ZIP  
(954) 442-0301  
PHONE

The foregoing instrument was acknowledged before me this 27 day of MAY, 1999, by LARRY KAMINSKY, who is personally known to me or who has produced \_\_\_\_\_

\_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: LOUISE ROTHLEIN

My Commission Expires: Sept 20, 2002

 Expires September 20, 2002

MANUEL SYBALSKI, AIA  
PETITIONER'S NAME  
[Signature]  
PETITIONER'S SIGNATURE  
3109 Stirling Rd., Ste. 202  
ADDRESS  
Ft. Lauderdale, FL 33312  
CITY, STATE, ZIP  
(954) 961-6806  
PHONE

The foregoing instrument was acknowledged before me this 27 day of MAY, 1999, by MANUEL SYBALSKI, who is personally known to me or who has produced \_\_\_\_\_

\_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: [Signature]

Print: LOUISE ROTHLEIN

My Commission Expires: Sept 20, 2002

 Expires September 20, 2002

\*\*\*\*\*  
OFFICE USE ONLY

THAT PORTION OF PARCEL "A" OF "NOB HILL VILLAGE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF SAID PARCEL "A"; THENCE ON A PLAT BEARING OF SOUTH 75°16'05" EAST ALONG THE BOUNDARY OF SAID PARCEL "A" A DISTANCE OF 4.49 FEET TO A POINT OF CURVATURE OF A 155.00 FOOT RADIUS, CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE AND THE BOUNDARY OF SAID PARCEL "A", THROUGH A CENTRAL ANGLE OF 75°30'00" AN ARC DISTANCE OF 204.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°13'55" WEST ALONG SAID BOUNDARY A DISTANCE OF 383.50 FEET TO A POINT OF CURVATURE OF A 205.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG SAID CURVE AND SAID BOUNDARY THROUGH A CENTRAL ANGLE OF 16°46'05" AN ARC DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, A RADIAL THROUGH SAID POINT BEARS SOUTH 73°27'50" WEST; THENCE SOUTH 88°32'34" WEST A DISTANCE OF 285.13 FEET ALONG SAID SOUTH LINE TO AN ANGLE POINT ON THE BOUNDARY OF SAID PARCEL "A"; THENCE NORTH 14°43'55" EAST ALONG SAID BOUNDARY A DISTANCE OF 622.05 FEET TO THE POINT OF BEGINNING.

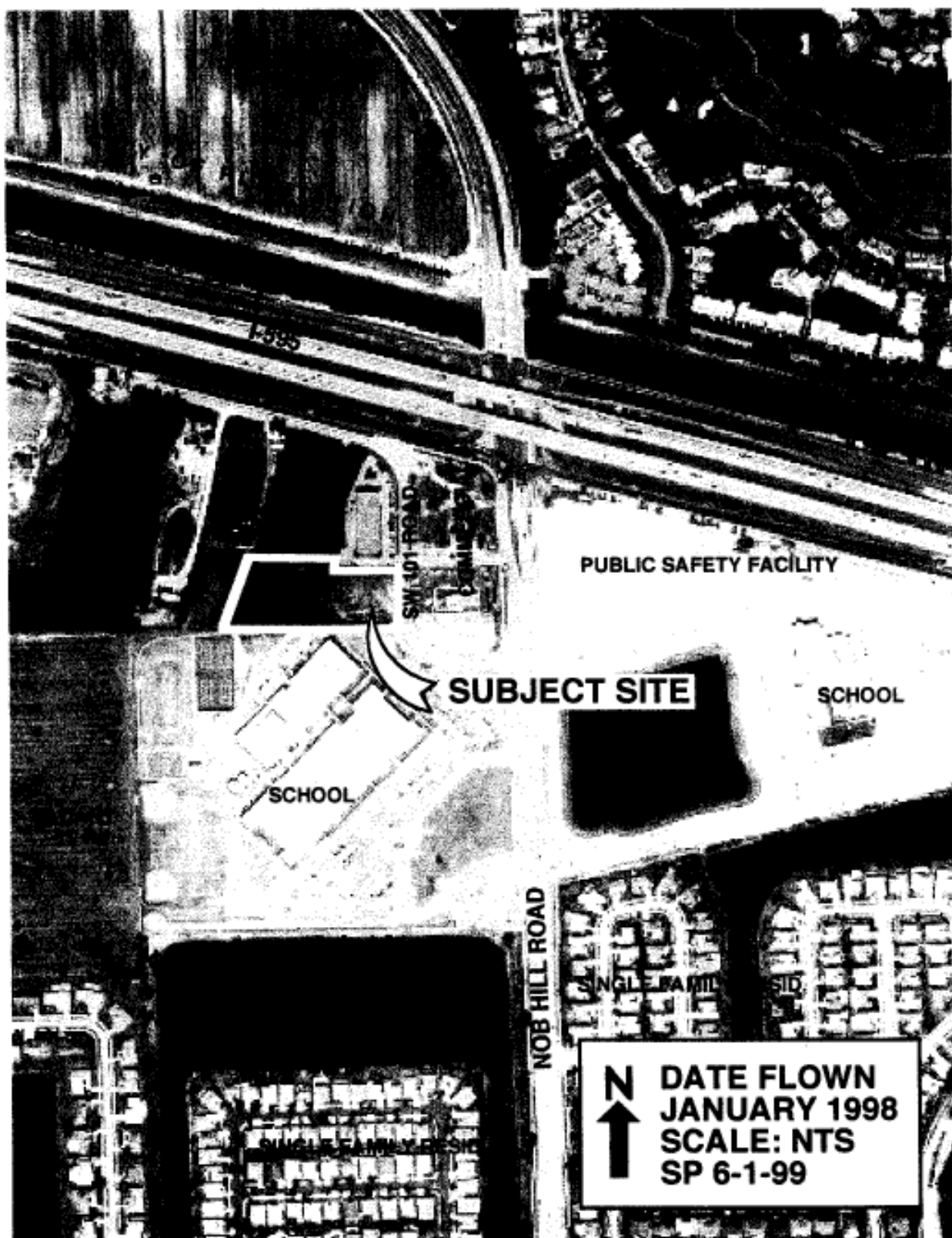
SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA AND CONTAINING 113,883 SQUARE FEET ( 2.614 ACRES ) MORE OR LESS

ADDRESS:  
1125 S.W. 101st Road  
DAVIE, FLORIDA

## NOTES:

**ELECTRIC  
VILLAGE"  
"Y, FLORIDA**

DATE	REVISIONS	CHK.	CHK.



PUBLIC SAFETY FACILITY

SUBJECT SITE

SCHOOL

SCHOOL

NOB HILL ROAD

SINGLE FAMILI

SID



DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
SP 6-1-99

